

REQUEST FOR COUNCIL ACTION

MEETING
08-04-03

121-

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-8
ITEM DESCRIPTION: Final Plat #02-58 by BBB Development, LLC to be known as Ridgeview Manor Third. The applicant is proposing to subdivide approximately 33.73 acres of land into 86 lots for single family development and three Outlots. The plat also proposes to dedicate right-of-way for several public roads including an extension of Florence Drive NW. The property is located along the south side of 65 th Street NW, west of 50 th Avenue NW and west of Ridgeview Manor 2 nd Subdivision.		PREPARED BY: Theresa Fogarty, Planner

July 29, 2003

Staff Recommendation:

Staff would recommend approval subject to the following conditions:

1. *Dedication of parkland shall be met via: Deferred land dedication, as recommended by City Park & Recreation Department in the attached memo, dated July 10, 2003.*
2. *Owner agrees to grade the property to match the future grades and elevations of 65th Street NW, provided these grades are established by the City prior to final grading plan approval and Owner also agrees to match the abutting property line grades unless other documented arrangements are made with the abutting landowner and approved by the City on the grading plan.*
3. *Construction of temporary turn-arounds and dedication of temporary easement are required for the easterly extent of "Ridgeview Drive NW" and "Ridgeview Road NW".*
4. *Outlots A, B and C shall be dedicated to the City, at no cost.*
5. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the July 9, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*

Council Action Needed:

1. *If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

Attachment:

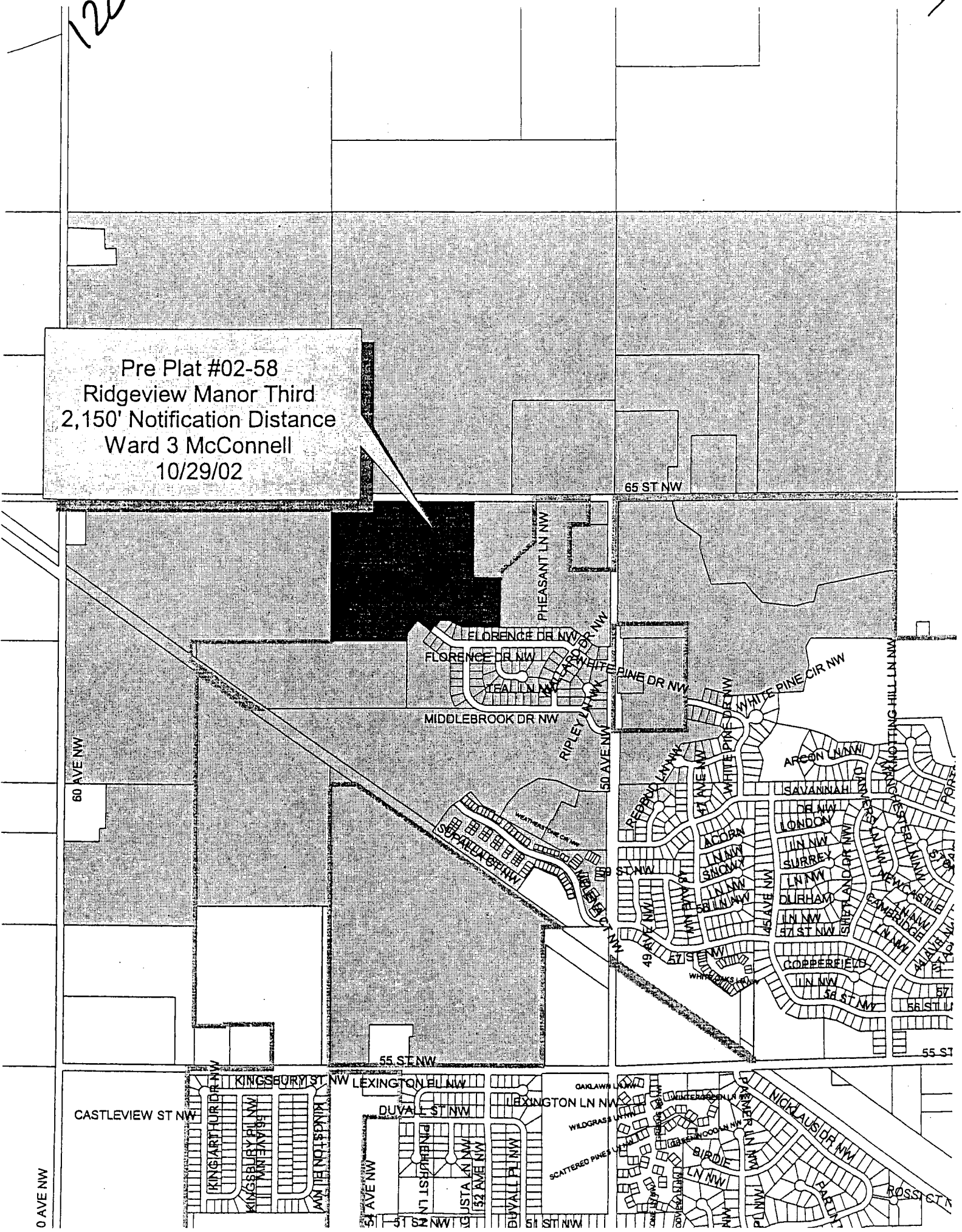
1. Staff Report, dated July 29, 2003

Distribution:

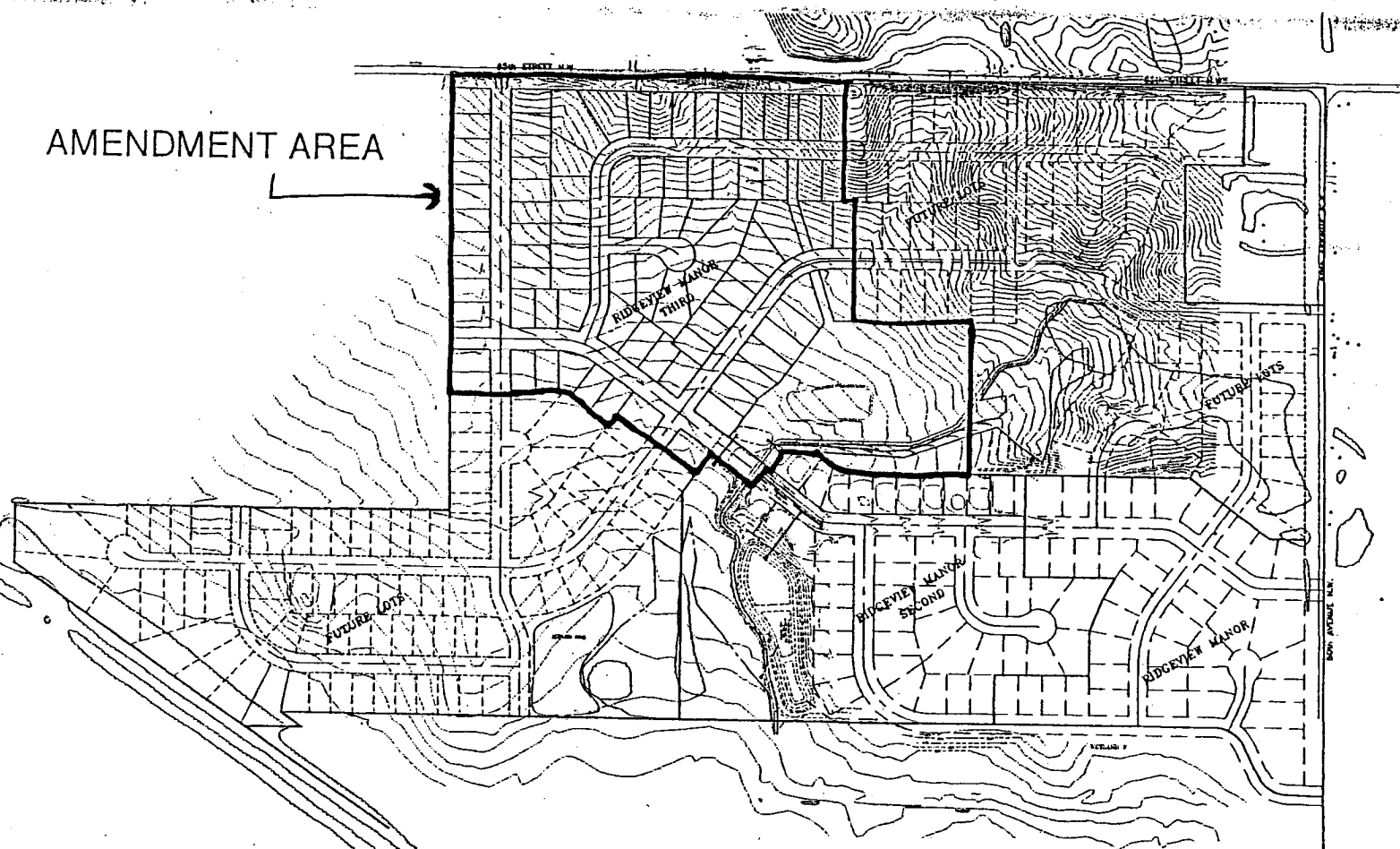
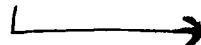
1. City Attorney
2. Planning Department File
3. McGhie & Betts, Inc.
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, August 4, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

10/29/02



AMENDMENT AREA



APPROVED

with 4 conditions 11-6-02

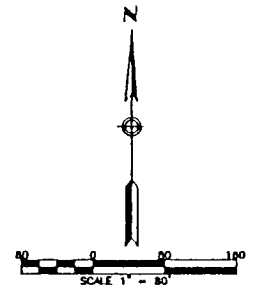
<p>APPROVED FOR RECORD BY</p> <p>DATE</p>	<p>APPROVED FOR RECORD BY</p> <p>DATE</p>
---	---

McGhie & Betts, Inc.

RECEIVED

REVISED GENERAL DEVELOPMENT PLAN
FOR
RIDGEVIEW MANOR
PART OF
ROCHESTER SEC 7-187-14 MINNESOTA

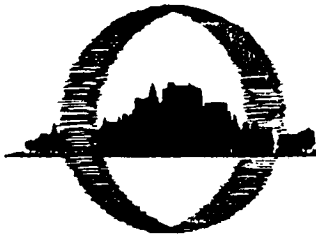
12



CONTROLLED ACCESS defined:
Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 17

REC-100
JUL - 8 1968
FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE

PREPARED BY:
MARIE A. BATES, INC.
CLIPPING SERVICE
PLANNED, LAND SURVEYORS
MINNEAPOLIS, MINNESOTA



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



125 -

TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: July 29, 2003

RE: Final Plat #02-58 by BBB Development LLC, to be known as Ridgeview Manor Third. The applicant is proposing to subdivide approximately 33.73 acres of land into 86 lots for single family development and three Outlots. The plat also proposes to dedicate right-of-way for several public roads including an extension of Florence Drive NW. The property is located along the south side of 65th Street NW, west of 50th Avenue NW and west of Ridgeview Manor 2nd Subdivision.

Planning Department Review:

Applicant/Owner: BBB Development LLC
706 County Road 3 NW
Byron, MN 55920

Surveyors/Engineers: McGhie & Betts, Inc.
1648 Third Ave. SE
Rochester, MN 55904

Referral Comments: Rochester Public Works Department
Rochester Park & Recreation Department
Planning Department – GIS Division

Report Attachments:

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)
4. Ridgeview Manor General Development Plan

Development Review:

Location of Property: The property is located along the south side of 65th Street NW, west of 50th Avenue NW and west of Ridgeview Manor 2nd Subdivision.

Zoning: The property is zoned R-1 (Mixed Single Family) district.

Proposed Development: This development consists of 33.73 acres to be subdivided into 86 lots for low density residential development and three Outlots.



Roadways:

The plat dedicates proposes to dedicate the right-of-way for six new public roadways.

The first roadway labeled "65th Street NW" is designed with a 50' right-of-way.

The second roadway labeled as "55th Avenue NW" is designed with a 60' right-of-way.

The third roadway labeled as "Ridgeway Road NW" is designed with a 56' right-of-way. Construction of a temporary turn-around and dedication of a temporary easement are required for the easterly extent of "Ridgeview Road NW".

The fourth roadway labeled as "Loon Lane NW" ends in a cul-de-sac designed with a 50' right-of-way and a 51' cul-de-sac radius.

The fifth roadway labeled as "Florence Drive NW" is designed with a 66' right-of-way.

The sixth roadway labeled as "Ridgeview Drive NW" is designed with a 60' right-of-way. Construction of a temporary turn-around and dedication of a temporary easement is required for the easterly extent of "Ridgeview Drive NW".

Pedestrian Facilities:

In accordance with current City policy Pedestrian Facilities and the A Development Agreement has been executed for this property, which addresses the requirements of pedestrian facilities.

Drainage:

The Grading and Drainage Plans have been approved.

Wetlands:

Minnesota Statutes require that all developments be reviewed for the presence of wetlands or hydric soils. According to the Olmsted County Soil Survey hydric soils do exist. A Wetland Delineation Plan has been completed. This plan incorporates the approved wetland plan.

Public Utilities:

Final utility construction plans have been approved.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 104 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

127-

Parkland Dedication:

The Park & Recreation Department recommends that dedication requirements be satisfied via: Dedication of Outlot A Ridgeview Manor 3rd. The land to be dedicated once it is graded, turf is established and the park is accessed by public street. Outlot A is 6.14 acres of which .27 acres is wetland that does not qualify as meeting dedication standards. The applicant should be extended 5.87 acres of parkland dedication credit for the dedication of Outlot A.

The applicant should be extended credits for dedication in excess of that required for Ridgeview Manor 1st, 2nd and 3rd Subdivisions.

The Mid-block connections (Outlot B and C) shall be graded and seeded to turf prior to deeding to the city.

The Park Department's concerns regarding the grading of Outlot A have been addressed in the approved grading plan.

General Development Plan:

This property is included in the approved Ridgeview Manor General Development Plan. A Type I (Staff Review) amendment to the General Development Plan, changing interior roadways was approved with 4 conditions / modifications on November 6, 2002.

Preliminary Plat Staff Review and Recommendation:

A preliminary plat for this area was approved by the City Council on December 9, 2002. The approval of the preliminary plat was subject to eight (8) conditions. The conditions are listed below:

1. The Plat shall be revised:

- a. ***Changing "54th Avenue NW" to "55th Avenue NW".***
- b. ***Designating and labeling the extension of Ridgeview Drive NW that lies south of Florence Drive NW as "Ridgeview Drive NW".***
- c. ***Designating and labeling the extension of 54th Avenue NW that lies south of Florence Drive NW as "55th Avenue NW".***
- d. ***Designating and labeling the extension of Florence Drive NW that lies west of 54th Avenue NW as "Florence Drive NW".***

2. ***Grading and drainage plans shall be approved by the City Public Works Department prior to the submittal of the final plat. The Owner shall grade the Property to match future grades and elevations of 65th Street NW, provided these grades are established by the City prior to final grading plan approval and the Owner shall also agree to match the abutting property line grades unless other documented arrangements are made with the abutting landowner and approved by the City on the grading plan. In addition, as per the submitted substantial land alteration, the 30' park access on the NW side of the***

park appears to have a \pm 13% cross slope which is excessive for either sidewalk or trail accesses to the park. The grading plan should reflect these items and be submitted to the Park Department for review. The grading plan shall incorporate the approved Wetland Replacement Plan.

- 3. The static water pressure in the lower areas of this property will exceed 80 PSI. As the homes are constructed, the buildings shall install pressure reducing devices near the domestic water meters within the affected homes, as required by the Minnesota Plumbing Code.*
- 4. Dedication of parkland shall be met via: Deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated October 29, 2002.*
- 5. Outlots B and C shall be dedicated to the City and the applicant shall grade and establish turf prior to deeding to the City.*
- 6. Implementation of Traffic Calming measures shall be required for this subdivision. The applicant shall work with City Public Works to determine applicable measures that will need to be incorporated in the Final Plat layout and construction plans.*
- 7. Construction of temporary turn-arounds and dedication of temporary easement are required for the southerly extent of "Florence Drive NW", the northerly extent of "Ridgeview Drive NW" and the easterly extent of "Ridgeview Road NW".*
- 8. Upon approval by the City Council for the Substantial Land Alteration, the applicant shall provide surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property. If the City Council denies the Substantial Land Alteration, the grading plans shall be returned to the designers for reevaluation.*

Planning Staff Review and Recommendation:

A Development Agreement and a Contributions Agreement has been executed for this property is subject to the terms of the executed Development Agreement for Ridgeview Manor Development Plan. The Planning Staff has reviewed this final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, and would recommend approval subject to the following conditions or modifications:

- 1. Dedication of parkland shall be met via: Deferred land dedication, as recommended by City Park & Recreation Department in the attached memo, dated July 10, 2003.*
- 2. Owner agrees to grade the property to match the future grades and elevations of 65th Street NW, provided these grades are established by the City prior to final grading plan approval and Owner also agrees to match the abutting property line grades unless other documented arrangements are made with the abutting landowner and approved by the City on the grading plan.*
- 3. Construction of temporary turn-arounds and dedication of temporary easement are required for the easterly extent of "Ridgeview Drive NW" and "Ridgeview Road NW".*
- 4. Outlots A, B and C shall be dedicated to the City, at no cost.*
- 5. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the July 9, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*

ROCHESTER

— Minnesota —

129

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 7/22/03

The Department of Public Works has reviewed the application for FP#02-58, on the Ridgeview Manor Third property. The following are Public Works comments on the proposal:

1. A Development Agreement and a Contribution Agreement have been executed for this property.
2. A City-Owner Contract has been executed for this Property.
3. Construction of a temporary turn-around is required at the easterly extent of Ridgeview Dr NW and Ridgeview Rd NW.
4. Outlots A, B, & C, shall be dedicated to the City at no cost.
5. Owner agrees to grade the Property to match the future grades and elevations of 65th St NW, provided these grades are established by the City prior to final grading plan approval, and Owner also agrees to match the abutting property line grades unless other documented arrangements are made with the abutting landowner and approved by the City on the grading plan.

The following Charges/fees applicable to the development of this property are specified in the executed City-Owner Contract:

- ❖ Sanitary Sewer Availability Charge (SAC) @ \$1,790.25 per developable acre
- ❖ Water Availability Charge (WAC) @ \$1,790.25 per developable acre.
- ❖ NWTID J9757 @ \$2,007.14 per gross acre.
- ❖ Storm Water Management Charge J2137 @ \$2,211.76 per developable acre.
- ❖ Storm Water Management District Charge (SWMD) for Section 7, Cascade Township @ \$1,082.60 per gross acre.
- ❖ First Seal Coat Program @ \$0.49 per square yard of street surface.
- ❖ Traffic Signs as determined by the City Engineer



ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

DATE: July 10, 2003

TO: Jennifer Garness
Planning

RE: Ridgeview Manor 3rd
Preliminary Plat #02-58

Acreage of plat.....	33.73 acres
Number of dwelling units.....	86 units
Density factor.....	.0244
Dedication	2.10 acres

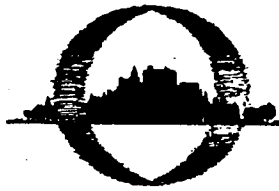
The Park and Recreation Department recommends that dedication requirements be met via: Dedication of Outlot A Ridgeview Manor 3rd. The land to be dedicated once it is graded, turf is established and the park is accessed by public street. Outlot A is 6.14 acres of which .27 acres is wetland that does not qualify as meeting dedication standards. The applicant should be extended 5.87 acres of parkland dedication credit for the dedication of Outlot A. The applicant has the following deferred dedications that will be met via the dedication of Outlot A:

Ridgeview Manor 3 rd Outlot A....	5.87 acres
Ridgeview Manor 1 st	(0.93) a
Ridgeview Manor 2 nd	(1.12) a
Ridgeview Manor 3 rd	(<u>2.10</u>) a
Credits to be Established.....	1.72 acres

The applicant should be extended credits for dedication in excess of that required for Ridgeview Manor 1st, 2nd and 3rd.

Mid block connects (Outlot B and C) should be graded and seeded to turf prior to deeding to the City.

The grading plan that has been submitted to the City has been reviewed by the Park Department. The Park Department's concerns regarding the grading of Outlot A have been addressed in the approved grading plan.



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: July 9, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; McGhie and Betts
Inc.

RE: RIDGEVIEW MANOR THIRD

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$1720.00 (86 LOTS/ADDRESSES)

GIS IMPACT FEE: \$645.00 (89 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of **RIDGEVIEW MANOR THIRD** the GIS / Addressing staff has found no issues to bring forth at this time.

152